



DESCRIPTION

Fresenius Medical Care (NYSE: FMS) is the world's leading company devoted to patient-oriented renal therapy. Through over 2,700 clinics kidney dialysis clinics in North America, Europe, Latin America, Asia-Pacific and Africa, they provide 32 million life-saving dialysis treatments to more than 215,000 patients worldwide. Fresenius is also the world's pre-eminent provider of dialysis products such as hemodialysis machines, dialyzers and related disposable products. Chronic kidney failure is a condition that affects about 2 million individuals worldwide. Fresenius Medical Care's 2010 revenues exceeded \$12 billion.

EUCLID, OHIO

Euclid, Ohio is a densely populated suburb of Cleveland situated along the Eastern shore of Lake Erie. According to the 2010 U.S. Census Bureau report the Greater Cleveland metropolitan area is home to more than two million residents. More than one third of all Fortune 500 companies as well as 150 international companies have a presence in this region. The area serves as the corporate headquarters for twenty-five Fortune 1000 firms and home to three professional sports teams and twenty-three institutions of higher education.



ABOUT TENANTS-IN-COMMON

Tenants-in-Common or TIC ownership allows multiple buyers to purchase an undivided percentage of a single piece of property. Each buyer receives his own deed to the property and benefits from all of the income, tax shelters and appreciation it provides. All Rockwell properties have the following characteristics:

- Low minimum investment amounts
- Property is offered debt-free
- Strong national companies as tenants
- Long-term, corporate-guaranteed lease
- No closing costs
- Satisfies IRS requirements for 1031 exchanges



PROPERTY INFORMATION

TENANT	Fresenius Medical Care
LOCATION	26400 Century Corners Parkway Euclid, Ohio 44132
PROPERTY TYPE	Single-tenant, freestanding, medical
BUILDING / LOT SIZE	10,750 sq. ft. / 3.11 acres
PURCHASE PRICE	\$2,450,000

LEASE INFORMATION

LEASE GUARANTOR	Fresenius Medical Care Holdings, Inc.
LEASE TERM	12 years
RENEWAL OPTIONS	Three (5) year options

	TOTAL ANNUAL RENT	CAP RATE
YEARS 1-5	\$ 166,625	6.80%
YEARS 6-12	\$ 183,287	7.48%
OPTION 1	\$ 201,615	8.22%
OPTION 2	\$ 221,773	9.05%
OPTION 3	\$ 243,955	9.96%

AVERAGE RETURN **Initial Term: 7.20%**

CONTACT INFORMATION

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